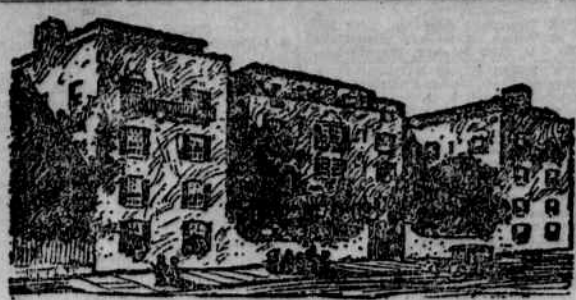


APARTMENTS.



WALKER & GILLETTE, Architects.

136 EAST 67TH ST.

Own Your Apartment. Save Rent.

A NEW, strictly fireproof elevator Apartment Building, now under construction.

Low-priced Stock—Economical Operating Expense. Open Fireplaces. Many Other Unusual Features.

The pure Italian facade provides a charming background for the quaint garden effect, with its ornamental wall, in front—lending an air of privacy and architectural distinction to the building.

Four Suites Remaining To Be Sold
4 to 7 Rooms. 1 to 3 Baths
\$7,300 to \$15,800

These may be combined into larger Suites, if desired

DOUGLAS GIBBONS & CO. CULVER & CO.
6 East 45th Street Telephone: Vanderbilt 626 OR 7 East 42nd Street Telephone: Murray Hill 2024

APARTMENTS.

APARTMENTS — UNFURNISHED

Above 98th St.—5th Av. to North River.

APARTMENTS — UNFURNISHED

Above 98th St.—5th Av. to North River.

Broadway and 98th St.

Now Ready for Occupancy
Southwest Corner

A magnificent fireproof building embodying every known improvement, the last word in apartment house construction; every new idea of builder's art has been installed; private house rooms, abundance of closet space, 8 elevators, roof garden, ballroom, etc.

Suites of 4, 5, 6 & 7 Rooms

\$2,400 upwards

MAID SERVICE FURNISHED IF DESIRED.
Agent on Premises Daily and Sunday or
HARRY SCHIFF, Hotel Monterey, B'way & 94th St.

The Esplanade

West End Avenue at 74th Street

THE ONLY STRICTLY
Residential Hotel

NO TRANSIENT OR SEASONAL GUESTS
UNFURNISHED SUITES ONLY

Two or more rooms, with complete hotel service
Immediate Possession

RESTAURANT ESPLANADE—A LA CARTE AND PRIZ FIXE

Several model apartments furnished by Messrs.
H. F. Huber & Company now on exhibition

FOR RENT APARTMENTS IMMEDIATE POSSESSION

GRAMONT
215 WEST 88th ST.
N. E. COR. BROADWAY.
7 rooms, 3 baths, exceptionally large foyer.
6 rooms and 2 baths.
4 rooms and bath.

SAN JOSE
500 WEST END AV.
N. E. COR. 84th ST.
8 rooms and 8 baths.
Corner apartment.

ALAMEDA
205 WEST 84th ST.
N. W. COR. BROADWAY.
5 rooms, 2 baths.

SANFORD
220 WEST 78th ST.
N. E. COR. BROADWAY.
7 rooms, 3 baths.

OWNERSHIP
MANAGEMENT
See resident superintendents
or Telephone Lenox 9000.

19 West 69th St.

The finest two room suites in New York, with exceptionally low rental. Overlooking Central Park. All outside rooms. Completely painted and decorated. In new 14-story absolutely fireproof apartment hotel. Maid service is supplied to all the rooms. Advice is supplied to all the tenants. Valet and telephone service, and all other conveniences found in the finest type of refined residential hotels. Apartments rented on yearly lease only.

UNFURNISHED.
1 Room & Bath.....\$80
2 Rooms, Bath.....\$125-130
3 Rooms, 2 Baths.....\$215
FURNISHED.
1 Room, Bath.....\$90
2 Rooms, Bath.....\$155-170
3 Rooms, 2 Baths.....\$245

ROCKFALL
545 West 111th St.
N. E. COR. Broadway.
8 Rooms and 3 Baths.
\$3,000.
9 Rooms and 3 Baths.
\$3,500.

THE LUNINGFIELD
617 West 113th St.
Near Riverside Drive.
8 Story Fireproof.
6 Rooms, \$1,800.

305 WEST 92D ST.
Adjoining West End Ave.
1, 2, 3 Large, Light Rooms,
\$900 to \$1,400.

Further Particulars From
NASSOIT & LANNING,
80th St. & B'way. Tel. 8390 Riverside.

The ARDELLE
527 RIVERSIDE DRIVE
Fireproof, best built house on
Riverside Drive.
7 Rooms, 2 Baths
\$2,400 up
10 Large Rooms, 3 Baths
Entire Floor
Price Upon Application to Supr.

562 West End Ave.
8th St.—MODERN FIREPROOF BLDG.
8 Large, Sunny Rooms, 3 Baths.
Apply Supr. on premises or
ARTHUR LOBO, 8 W. 33d St. Penn. 1918.

55 West 86th
High class, California type, four room, modern household appliances; exceptionally large, light rooms, spacious closets.

The Clifden

204 Riverside Drive, Corner 90th Street.
1, 2 & 3 Rooms with 2 and 3 Baths.
JOHN P. PEEL CO.,
302 West 32nd Street.

Washington Heights, Above 125th St.
West of 8th Av.

HIGH CLASS
Elevator Apartments
250 Fort
Washington Ave.
N. E. Corner West 170th St.
3-4-5 Rooms
Bath & Foyer
6 Rooms
2 Baths & Foyer
Reasonable Rental
Every Modern Improvement
Convenient to 105th St. subway station,
Broadway surface and Bus lines.
Agent on Premises.

Winslow Court
4 to 7 rooms
Extra large and light.
\$1200 to \$1600. Select
house, every improvement.
One block East of Broad-
way. Apply on premises, 87
HAMILTON PLACE, cor-
ner 141st St.

READY NOVEMBER 1ST.
4 New Houses
Large Rooms
With 5 Extra Large Closets
Possessing the very latest improvements.

8 blocks west of Dyckman St. Subway
Station and 1 block N. of Broadway.
Moderate Rents
11-15-17-19 Vermilyea Ave.
Renting Agent on Premises.

Pannure Arms
593 Riverside Drive
N. E. Cor. 156th St.
One apartment available in ex-
clusive house, for refined families.
8 ROOMS
Corner apartment with southern ex-
posure; subway station at 157th St.
One block from bus line; possession
November 1st. Will decorate to suit.
Apply Superintendents, premises, or
KEMPE & CO., 251 W. 86th St.
Cor. Broadway.

The Belfort
Refined Elevator Apartments.
4 ROOMS, BATH, \$1,200.
7 ROOMS, 2 BATHS, \$1,500.
River View Roof Garden, Half Hour Grand
Convent. Sunday and Evening Inspection.
YONKERS REALTY EXCHANGE,
309 South Broadway,
Phone Yonkers 5300.

300 FT. WASHINGTON AVE.
CORNER 178th ST.
New high class elevator house, in a select
and beautiful location.
4 and 5 ROOMS
Berlin Renting Agency, B'way, Cor. 162d

Convent Av. (435) Cor. 149th St.
POSSSESSION NOW.
8 and 9 rooms, elevator apt.
Apply on Premises or
HELMAN, 656 B'way, Tel. 2139 Spring.

Broadway, 3750, Cor. 156th St.
Fireproof House; Elevator; Overlooking
Hudson River; 5 ROOM APARTMENT, \$125

APARTMENTS — UNFURNISHED

Above 98th St.—5th Av. to North River.

APARTMENTS — UNFURNISHED

Above 98th St.—5th Av. to North River.

Wood, Dolson Co., Inc.

Broadway, Cor. 80th St. Tel. 1100 Schuyler.

Offer the following Choice Apartments for Immediate Occupancy.

"Hadrian"
225 West 80th St., cor. B'way
Very choice apartments, every room
an outside room; convenient to both
subway and elevated stations.
4, 5 and 6 Rooms and 2 Baths.
Rental \$1,600 to \$2,500.

"Chapstow"
215 West 101st Street
Northeast Corner Broadway.
Eleven-story fireproof building; con-
venient subway station at 103d Street.
8 Rooms, 3 Baths. Rent \$3,000.
ONE APARTMENT LEFT.

780 West End Av.
Southeast Corner 90th Street
Twelve-story fireproof building; every
modern convenience; two elevators;
hall attendants. Convenient to 90th
Street express subway station.
5 and 7 Rooms, 2 and 3 Baths.
Rental \$2,500 to \$4,000.

"Courtney"
55 Central Park West at 65th Street
Nine-story fireproof building, con-
venient to shopping and amusement
center. One apartment on a floor;
beautiful view of Park.
10 Rooms, 3 Baths
\$4,000 to \$4,500.

Washington Heights, Above 125th St., Washington Heights, Above 125th St.
West of 8th Av. West of 8th Av.

Ready for Occupancy Dec. 1

IDEAL HOME APARTMENTS

3, 4, 5 and 6 Rooms

One and Two Baths.

In the Newly Completed

Five Story Fireproof Building at

610 to 618 West 163d St.

Between Broadway and Fort Washington Ave.
The most originally constructed and unique apartments
on the Heights. A Garden Court, 60x60, with fountain and
various ornamental features, adds a restful and delightful at-
mosphere, unexcelled in upper Manhattan.

LARGE SUNNY ROOMS

Rents From \$1,050 to \$1,950

Close to Subway Station and All Surface and Bus Lines.

Agent on premises, or

PATERNO BROS., BUILDERS,

601 West 115th St. Tel. 1114 Morningside

RIVIERA

790 RIVERSIDE DRIVE
5 to 10 ROOMS
AND 3 BATHS
RENT \$1,600 to \$3,800

SHARP & CO., Agents

2420 B'way, Tel. Riverside 7-7171.

A. J. O'NEILL, Resident Manager, 7-7171.

Miscellaneous.

Borough of Bronx.

APARTMENTS

East Side

22 EAST 48TH ST.

At Madison Ave.

3 Rooms & Bath, \$2,200 to \$2,400

25-27 WEST 56TH ST.

Between 8th & 9th Aves.

Unusually large rooms with high

ceilings.

2 Rooms & Bath, \$2,000

5 Rooms & Bath, \$3,600

145-7 EAST 60TH ST.

At Lexington Ave.

2 Rooms & Bath, \$1,000 to \$1,200

711 MADISON AVE.

Corner of 63rd St.

2 Rooms & Bath, \$1,400 to \$2,000

Harris, Vought & Co.

6 East 46th St. Vanderbilt 31

APARTMENTS FOR RENT
2-3-4-5 Rooms
645-7 MADISON AVE.
334-342 WEST 56th ST.
Near Broadway.
328 WEST 55th ST.
Near Broadway.
Borough of Bronx.

MELROSE COURTS
GARDEN APARTMENTS
163d St. and Teller Av.
Block from N. Y. Central,
Madison Station.
READY NOV. 1ST.
3-4-6 ROOMS \$125 to \$150
Nieuwenhuis Co., Inc.,
215 East 161st St.

Exceptional Apartments
4 AND 5 ROOMS
Select tenants only. Two blocks
from express station, Lex. Ave.
Subway and 6th Ave. L at
Kingsbridge Road station.
Southerly exposure on a park.
25 East 193rd Street

JUST COMPLETED
IMMEDIATE POSSESSION.
2515-2525 Grand Concourse
NORTH OF FORDHAM ROAD
4 Room Apartments
Every conceivable improvement
3 blocks east of Jerome Ave. Subway,
6th and 6th Ave. "L" at Fordham Road.
AGENT ON PREMISES.
REASONABLE RENTALS

NEW BUILDING
4-5 ROOMS.
High Class Apartments
RENTAL REASONABLE.
131 Kingsbridge Road
BET. WEBB AND BEDFORD AVES.
4 blocks from Jerome Ave.
SUBWAY STATION.

PROSPECT PARK PLAZA
ELEVATOR APARTMENTS
15 Minutes to Wall Street by B. R. T. or
L. I. R. T. Subway.
Parquet floors, all modern improvements.
Rent \$175 Monthly.
Apply on premises, 216 Union St.,
or J. H. PENNOCK & CO., 180 Remsen St.
Phone Main 8771.

An advertisement in the *Lost and Found* columns of THE NEW YORK HERALD offers a real possibility of recovering your lost property.

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APARTMENTS.

APARTMENTS.

No Economy in Paying Rent



Because it merely keeps a roof over your head—and returns no equity to you. On the other hand, apply your rent money to the purchase of a new Apartment at

Jackson Heights

and in a few years you will own your home and have no more rent to pay—merely your pro-rata share of the operating costs of the building in which you live.

New Garden Apartments

3, 4, 5, 6, 7, 8, 9 and 10 Rooms—1 to 3 Baths

Every Room an Outside Room

A Moderate Initial Payment

will give you immediate occupancy. Small monthly payments thereafter will cover all carrying charges and pay the balance of your equity, so that in a little over six years you will own your apartment outright.

Social and Business References Required

The Newest Apartments are Tax Exempt for 10 Years
22 MINUTES FROM 42nd STREET
Golf, Tennis Courts, Children's Playgrounds, etc.

Visit Jackson Heights To-day—take Subway to Grand Central, transfer to QUEENSBORO SUBWAY (Corona Line) to 25th St. (Jackson Heights) Station—(Office Opposite Station)

Apartments Open for Inspection until 6 P. M. Daily

The Queensboro Corporation, Manhattan Office 50 East 42nd St.

APARTMENTS — UNFURNISHED. APARTMENTS — UNFURNISHED.

Miscellaneous. Miscellaneous.

WEST SIDE APARTMENTS

Hendrik Hudson

611 West 110th St., Cor. River Dr.

7 & 8 rooms, 2 baths.

3 rooms, 1 bath.

345 West 88th St.

Near Riverside Drive.

11 rooms, 4 baths, \$6,250 & \$7.0

Stuart

250 West 94th St.

Corner Broadway.

8 & 9 rooms and bath.

Rexor

600 West 116th St.

Corner Broadway.

7 rooms, 3 baths, \$3,500.

Oregon

162 West 54th St.

Modern Fireproof Building

Corner Apartment. All outside

rooms.

6 rooms and bath, \$2,800.

SLAWSON & HOBBS

162 West 72d Street, Near B'way.

Telephone 7240 Columbus.

Long Island.

CITY REAL ESTATE.

From Battery to 14th St., Inclusive.

BARGAIN. 3 story house, 7 Leroy st., near 7th av., front and rear, price \$13,000; CO., 155 West 14th.

BART HOUSTON ST., 145—Five story and stores cold flats. Income \$2,100; price \$20,000; reasonable terms. A. HALTER, 102 West 42d, Bryant 2047.

GREENWICH VILLAGE. Three story and basement brick house, 11 rooms, one bath, furnace, central, \$21,000; easy terms. HARVEY VAUGHN, 57 Greenwich av., Chelsea 8339.

THREE family Greenwich Village houses, 1st Leroy st., possession; price \$13,000. "DU-ROSS CO., 125 W. 14th st.

WAREHOUSES building, 455th, North Moore st., New York city; six story and basement, 45x50, about 25,000 sq. ft., \$20 pounds to the sq. ft., store has electric light, large elevator, shipping platform protected, leasehold, price \$25,000; good condition, heavy floors, full construction to brokers. EXCEL-RIOR SAVINGS BANK, 23d and 6th av.

5 STORY BLDG. ON WATER FRONT 242 South st., 27x50, good condition, heavy floors; freight platform; electric elevator; possession. Price \$11,000; easy terms. "DUROSS, 125 West 14th st.

87-8 Jackson st., opposite Corlears Hook Park, 8 story and 100 ft. lot 55x100; 4 stories on first floor; 4 apartments on each floor above; rent \$1,500; price \$25,000; easy terms. Full construction to brokers. EXCEL-RIOR SAVINGS BANK, 23d and 6th av.

605-805 Washington st., 3 story houses, rent \$1,200 each; price \$11,000 each; terms. "DUROSS, 125 West 14th st.

BARGAIN—EAST 84TH STREET. 3 story stores and apartments. Price \$62,500; rents \$9,000. FOLSON HUBB, INC., 127 East 84th st.

ESTATE MUST SELL on 8th av., near 52d st., 5-6 story brick tenement and stores. Price \$20,000; price \$20,000; excellent terms; no lease. D. KEMPNER & SON, INC., 622 5th av., Murray Hill 4015.

FORTIES—Fifth av. district, 5,000 foot plot; modernizable buildings to lease 21 years; low rental; houses, stores, etc. Address: C. K. GINSBERG, 31 Park Row, New York City.

GARAGE (small building) Longacre district; sell with early possession for \$45,000; principal. SNOWBER & CO., 809 6th av.

INVESTOR'S OPPORTUNITY. Fifth Avenue twenty story business building below 34th st., 275 foot front; yearly rental \$20,000; price \$1,000,000. SAMUEL GINSBERG, 31 Park Row, New York City.

LEXINGTON Avenue, near 84th Street. 4 story store and apartments.

ON WEST 25th st.—Two four story tenement; price \$10,000 each; cash \$3,000 each; full commission to brokers. Address: A. C. KALOSKY, av. Rye, N. Y. Tel. Rye 364W.

FLAT, 50x100, suitable for alterations, on West 17th st., near 8th av., adjacent to Chelsea docks; would do well for parking, warehouse or manufacturing; \$25,000; suitable terms can be arranged. "DUROSS, 125 West 14th st.

SUITABLE FOR DOCTOR OR RESIDENT. 5 story American basement. Price reasonable. Immediate possession. FOLSON HUBB, INC., 127 East 84th st.

STEEL REALTY DEVELOPMENT CORP., with building suitable for alterations, on West 17th st., near 8th av., adjacent to Chelsea docks; would do well for parking, warehouse or manufacturing; \$25,000; suitable terms can be arranged. "DUROSS, 125 West 14th st.

SAMUEL KRONENBERG, INC., Real Estate. Marble Building, Broadway and 34th St. Tel. 772 Fitzeroy.

TWO story and basement brick building and garage, plot 25x100, with four lots adjacent, 100x100; suitable for two family dwelling, office or light manufacturing; \$11,000; terms arranged; opportunity for speculator. DE FOREST RADIO CO., 1291 Sedgwick av., Bronx.

THE QUEENSBORO CORPORATION, 50 East 42d st., corner Madison St. WM. F. JONES & SON, 1284 Broadway. Tel. 6207 Fitz Roy.

From Battery to 14th St., Inclusive.

A BROADWAY LOT building, 25x100, five story, near Waverly; short lease at old rents; good for investment or alteration; must sell to settle estate. ROBERT M. FULTON, 7 East 4th St., N. Y.

here's the
apartment
you want

2 Rooms—265 W. 72d.....\$1,200
4 Rooms—225 W. 71st.....\$2,200
(Suit